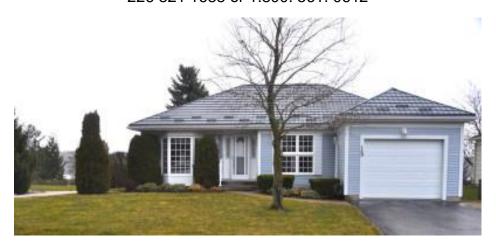
Resale Home at

Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0 226 821 1688 or 1.800, 561, 0612



<u>Conditional Sale</u> - 15 Pine Ridge Road Shand "AF" with approximately 1400 sq ft

This home is in a premium location at the south end of Pine Meadows overlooking Belwood Lake. It features a 4 season sunroom that catches the morning sun, and a large raised deck, both ideal locations to view the sunrise while you have your morning coffee. The home has 2 bedrooms, 2 bathrooms and laundry facilities on the main floor. There is a gas fireplace in the dining area. The dining room, four season sunroom and living room are open concept. The basement is fully furnished.

photos

(Right Click on 'photos', then Click 'Open Hyperlink')

Current Monthly Payments:

Land Lease \$766.19 2023 Yearly Taxes: \$2380.13

Maintenance \$575.00

TOTAL \$1341.19 Heating, hydro and A/C – average \$175/month

List Price \$610,000

Pine Meadows Retirement Community Limited acting as agent for vendor

Features:

Large deck overlooking backyard
Steel Roof
Four Season Sunroom
New heat pump (2019)
2 bedrooms
3 bathrooms
1 car garage with double wide driveway
Ensuite bathroom with shower
Upgraded bathroom and kitchen taps
Water softener
Gas fireplace
Custom built island in kitchen
Main floor laundry
10 X 16 raised deck off sunroom

Included in Sale of Home

Location on Pine Ridge Road

All appliances (washer, dryer, refrigerator, stove, dishwasher)
All light fixtures, window coverings

Floor Plan





Room Sizes

Kitchen – 11'7" X 12'7"'
Living Room – 10' X 14'7"
Dining Room – 9'4" X 14'7"
Sunroom – 10' X 9'1"
Primary Bedroom – 11'6" X 14'7"
Bedroom #2 (Den) – 11'10" X 14'7"
Deck – 10' x 16'